

# \$1,290,000 - 470 French John Creek, Buchanan Dam

MLS® #4361135

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## \$1,290,000

4 Bedroom, 3.00 Bathroom, 3,142 sqft  
Farms and Ranches on 22.00 Acres

French John Creek, Buchanan Dam, TX

Welcome to 470 French John Creek a private oasis on 22 acres! This subdivision is a great hidden gem of the Hill Country! There is a gated entrance, few tracts, and great location! You are about 10 minutes to Burnet, 25 to Marble Falls and less than hour and half to the airport in Austin! The home sits in the middle of a couple perfectly manicured acres with the most gorgeous pond stocked with goldfish and koi fish. There is a 9 acre area completely fenced for livestock or horses that has 3 16ft gates with water and electricity. There is a 16'x20' workshop out front for additional storage. The home is so inviting whether inside or out with large covered front and back porches. You are welcomed by tall ceilings, open floor plan and beautiful hand scraped oak-gun stock hardwood floors. There is more storage in this house than you will know what to do with! This is a must see!! If 22 acres is too much you can sell off a piece as small as 5 acres! (buyer to verify & abide by Llano County subdivision rules.)



Built in 2009

## Essential Information

ListingFeed	abor_vow
MLS® #	4361135
List Price	\$1,290,000
Sale Price	\$1,290,000
Sale Date	March 18th, 2022

Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	3,142
Acres	22.00
Year Built	2009
Type	Farms and Ranches
Sub-Type	Other
Status	Closed

### **Community Information**

Address	470 French John Creek
Subdivision	French John Creek
City	Buchanan Dam
County	Llano
State	TX
Zip Code	78609

### **Amenities**

Utilities	Electricity Available, Water Available
Features	Maintenance On-Site
Parking	Carport
View	Hills, Pond
Waterfront	None

### **Interior**

Interior	Tile, Wood
Appliances	Dishwasher, Range, Refrigerator
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
# of Stories	1
Stories	One

### **Exterior**

Lot Description	Agricultural, Cleared, Moderate Trees
Windows	Insulated Windows
Roof	Composition

Construction	Brick, HardiPlank Type
Foundation	Slab

### **School Information**

District	Llano ISD
Elementary	Packsaddle
Middle	Llano
High	Llano